

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JUNE 4, 2003
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007**

**Rosa R. Romero, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION
1	C 030333 ZMX	3	Scheduled to be Heard 6/18/03	17	C 020442 PPK	14	Favorable Report Adopted
2	N 030334 ZRX	3	“ ”	18	C 030295 HAK	16	“ ”
3	C 030311 PQK	6	“ ”	19	C 030026 ZSM	1	“ ”
4	C 020263 ZMIK	2	“ ”	20	C 030255 ZSM	2	“ ”
	NOTICE	2	“ ”	21	C 020124 ZMQ	12	Fav. Rept. Adopted as
5	C 030269 MMK	2	“ ”	22	N 030458 PXR	1	Favorable Report Adopted
6	N 030376 ZRY	cw	“ ”	23	N 030249 ZAR	2	Authorization Approved
7	C 030377 ZSK	2	“ ”	24	N 030203 ZAR	1	“ ”
8	C 030378 ZSK	2	“ ”	25	N 030204 ZAR	1	“ ”
9	C 030379 PPK	2	“ ”	26	N 030296 ZAR	1	“ ”
10	C 030380 PPK	2	“ ”				
11	C 030381 PPK	2	“ ”				
12	C 030316 HAM	9	“ ”				
13	C 030392 PPM	5	“ ”				
14	C030353 ZSM	5	“ ”				
15	C 030213 ZMX	3	Hearing Closed				
16	C 030067 ZSK	12	Favorable Report Adopted				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		16	17	18	19	20	21	22	23	24	25	26			
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Richard W.Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Christopher Kui	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Joseph B. Rose	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			

MEETING ADJOURNED AT: 10:28 A.M.

**COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York**

CITY PLANNING COMMISSION

WEDNESDAY, JUNE 4, 2003

**MEETING AT 10:00 A.M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**



**Michael R. Bloomberg, Mayor
City of New York**

[No. 11]

Prepared by Rosa R. Romero, Calendar Officer

**To view the Planning Commission Calendar and/or the Zoning Resolution
on the World Wide Web, visit the Department of City Planning (DCP)
home page at: nyc.gov/planning**

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

CALENDARS: Any Community Board, civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Commission Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 22 Reade Street, Room 2E, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list may do so by sending a certified check, made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216. The fee, including tax, is \$100.00 for a one year subscription.

For Calendar Information: call (212) 720-3368, 3369, 3370.

Note to Subscribers: Notify us of change of address by writing to:

City Planning Commission
Calendar Information Office
22 Reade Street - Room 2E
New York, New York 10007-1216

B
CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

AMANDA M. BURDEN, *AICP, Chair*

KENNETH J. KNUCKLES, *Esq., Vice Chairman*

ANGELA M. BATTAGLIA

IRWIN G. CANTOR, P.E.

ANGELA R. CAVALUZZI, *R.A.*

RICHARD W. EADDY

ALEXANDER GARVIN

JANE D. GOL

CHRISTOPHER KUI

JOHN MEROLO

KAREN A. PHILLIPS

JOSEPH B. ROSE

DOLLY WILLIAMS, *Commissioners*

ROSA R. ROMERO, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a. m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, JUNE 4, 2003

Roll Call; approval of minutes	1
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**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for June 18, 2003 at Spector Hall, 22 Reade Street, New York at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

**CITY PLANNING COMMISSION
Calendar Information Office - Room 2E
22 Reade Street, New York, N.Y. 10007**

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ Identification No.: _____ CB No.: _____

Position: Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

JUNE 4, 2003

APPROVAL OF MINUTES OF Regular Meeting of MAY 21, 2003

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JUNE 18, 2003
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

Nos. 1 and 2

**(Applications for an amendment of the Zoning Map, and
amendment to the Zoning Resolution to establish the
Morrisania Special Mixed Use District)**

No. 1

CD 3

C 030333 ZMX

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Sections 3d and 6c:**

1. eliminating from an existing R6 District a C2-4 District bounded by East 164th Street, Third Avenue, East 163rd Street, and a line 100 feet westerly of Third Avenue;
2. changing from an R6 District to an R7-2/M1-1 District property bounded by East 164th Street, Third Avenue, East 163rd Street, and a line 100 feet westerly of Third Avenue;
3. changing from an M1-1 District to an R7-2/M1-1 District property bounded by a line 175 feet northerly of East 168th Street, a line 120 feet easterly of Third Avenue, East 168th Street, a line 100 feet easterly of Third Avenue, East 166th Street, Franklin Avenue, Third Avenue, East 164th Street, a line 100 feet westerly of Third Avenue, East 163rd Street, Washington Avenue, East 164th Street, a line 250 feet westerly of

Washington Avenue, East 165th Street, a line 150 feet westerly of Washington Avenue, a line 100 feet southerly of Gouverneur Place, a line 270 feet westerly of Washington Avenue, a line 100 feet southerly of East 167th Street, a line 165 feet easterly of Washington Avenue, East 167th Street, a line bisecting the angle formed by the intersection of the westerly street line of Third Avenue and the easterly street line of Washington Avenue, East 168th Street, and Third Avenue;

4. establishing a Special Mixed Use District* (MX-7) within the area bounded by a line 175 feet northerly of East 168th Street, a line 120 feet easterly of Third Avenue, East 168th Street, a line 100 feet easterly of Third Avenue, East 166th Street, Franklin Avenue, Third Avenue, East 163rd Street, Washington Avenue, East 164th Street, a line 250 feet westerly of Washington Avenue, East 165th Street, a line 150 feet westerly of Washington Avenue, a line 100 feet southerly of Gouverneur Place, a line 270 feet westerly of Washington Avenue, a line 100 feet southerly of 167th Street, a line 165 feet easterly of Washington Avenue, East 167th Street, a line bisecting the angle formed by the intersection of the westerly street line of Third Avenue and the easterly street line of Washington Avenue, East 168th Street, and Third Avenue;

as shown on a diagram (for illustrative purposes only) dated March 3, 2003, and subject to the conditions of CEQR Declaration E-118.

*Note: A Special Mixed Used District (MX- 7) is proposed under related application (N 030334 ZRY) for an amendment to Section 123-90 of the Zoning Resolution.

Resolution for adoption scheduling June 18, 2003 for a public hearing.

No. 2

CD 3

N 030334 ZRX

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article XII, Chapter 3 (Special Mixed Use District) specifying a Special Mixed Use District(MX-7) in Morrisania, The Bronx.

Matter in ~~Craytone~~ is new, to be added;

Matter in ~~Strikeout~~ is old, to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicate where unchanged text appears in the Zoning Resolution

#Special Mixed Use District#-7: Morrisania, The Bronx

The #Special Mixed Use District#-7 is established in Morrisania in The Bronx as indicated on the #zoning maps#.

Resolution for adoption scheduling June 18, 2003 for a public hearing.

BOROUGH OF BROOKLYN

No. 3

CD 6

C 030311 PQK

IN THE MATTER OF an application submitted by the Board of Elections and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 645 Clinton Street and 624 Court Street (Block 583, Lots 1 and 36), for use as a warehouse facility.

Resolution for adoption scheduling June 18, 2003 for a public hearing.

No. 4

CD 2

C 020263 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 12d**

1. changing from an M1-1 District to an R6B District property bounded by:
 - a. a line 100 feet northerly of Concord Street, Duffield Street, Concord Street, and Bridge Street; and
 - b. Concord Street, Gold Street, a line 225 feet southerly of Concord Street, a line midway between Gold Street and Duffield Street, a line 50 feet northerly of Tillary Street, Duffield Street, a line 200 feet northerly of Tillary Street, a line 100 feet westerly of Duffield Street, a line 125 feet southerly of Concord Street, and Duffield Street;
2. changing from an M1-1 District to a C4-3 District property bounded by:
 - a. a line 100 feet northerly of Concord Street, a line 106 feet easterly of Duffield

- Street, a line 137 feet northerly of Concord Street, Gold Street, Concord Street, and Duffield Street; and
- b. Concord Street, Duffield Street, a line 125 feet southerly of Concord Street, a line 100 feet westerly of Duffield Street, a line 200 feet northerly of Tillary Street, and Bridge Street; and
3. changing from an M1-1 District to a C6-2 District property bounded by:
 - a. Nassau Street, Duffield Street, a line 100 feet northerly of Concord Street, Bridge Street, a line midway between Chapel Street and Cathedral Place (Fr. James F. Hinchey, C. O. Place), a line 100 feet easterly of Jay Street, Chapel Street, and Jay Street; and
 - b. a line 200 feet northerly of Tillary Street, Duffield Street, a line 50 feet northerly of Tillary Street, a line midway between Gold Street and Duffield Street, a line 225 feet southerly of Concord Street, Gold Street, Concord Street, Prince Street, Tillary Street, and Bridge Street;

as shown on a diagram (for illustrative purposes only) dated March 17, 2003 and subject to the conditions of CEQR Declaration E-117.

Resolution for adoption scheduling June 18, 2003 for a public hearing.

NOTICE

On Wednesday, June 18, 2003, at 10:00 a.m., in Spector Hall at 22 Reade Street, New York, New York, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an amendment to the zoning map to change an M1-1 zoning district to C6-2, C4-3, and R6B zoning districts, within an eight block area generally bounded by Nassau Street on the north, Prince Street on the east, Tillary Street on the south, and Jay Street on the west, in Brooklyn Community District 2.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 03DCP035K.

Nos. 5, 6, 7, 8, 9, 10, and 11

**(Applications for amendments to the Zoning Map,
Zoning Resolution, the grant of special permits, and disposition**

**of city-owned properties, for the proposed expansion of the
Renaissance Hotel within the Special Downtown Brooklyn District)**

No. 5

CD 2

C 030269 MMK

IN THE MATTER OF an application, submitted by Brooklyn Renaissance Hotel, LLC, and the New York City Economic Development Corporation, pursuant to Sections 197-c and 199 of the New York City Charter and section 5-430 *et. seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

1. the elimination, discontinuance and closing of portions of Pearl Street north of Willoughby Street and Adams Streets/Brooklyn Bridge Boulevard between Willoughby Street and Johnson Street- Tech. Place;
2. and any acquisition or disposition of real property related thereto,

in accordance with map Nos. X-2657 and X-2658 dated March 18, 2003 and signed by the Borough President.

Resolution for adoption scheduling June 18, 2003 for a public hearing.

No. 6

CITY WIDE

N 030376 ZRY

IN THE MATTER OF an application submitted by Brooklyn Renaissance Hotel, LLC and the Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for **an amendment of the Zoning Resolution of the City of New York** relating to Article VII, Chapter 4, Section 74-91 (Modification of Urban Plazas) **to permit modification of urban plazas in C5-4 Districts on zoning lots of more than 200,000 square feet.**

Matter in **Graytone** is new, to be added;

Matter in ~~Strikeout~~ is old, to be deleted;

Matter in *italics* or within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

74-91

Modification of Urban Plazas

In C5-3, C5-5, C6-6, C6-7 ~~or~~ and C6-9 Districts, ~~and in C5-4 Districts on zoning lots of more than 200,000 square feet,~~ the City Planning Commission may permit modification of the provisions of Section 37-04 (Requirements for Urban Plazas) affecting the eligibility of *urban plazas* for bonus *floor area*, provided that such modification shall not include any modification of Section 33-14 (Floor Area Bonus for an Urban Plaza) ~~for the bonus floor area of 10 square feet for each square foot of urban plaza.~~

* * *

Any modification shall be conditioned upon the Commission finding that the usefulness and attractiveness of the *urban plaza* will be assured by the proposed layout and design and that the *development* as a whole will produce a good urban design relationship with surrounding *buildings* and *open spaces*.

The Commission may prescribe appropriate conditions and controls to enhance the relationship of such *urban plazas* to surrounding development.

* * *

Resolution for adoption scheduling June 18, 2003 for a public hearing.

No. 7

CD 2

C 030377 ZSK

IN THE MATTER OF an application submitted by the Brooklyn Renaissance Hotel, LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-91** of the Zoning Resolution to modify the requirements of Section 37-04 to facilitate the re-design and upgrading of an existing urban plaza in connection with the construction of a 24-story enlargement to an existing hotel use on property located at 345 Adams Street (Block 140, Lots 10, 123, 1001-1002, 1101-1105, and the demapped portions of Pearl Street*** and Adams Street***), in a C5-4 District, within the Special Downtown Brooklyn District.**

** Note: An amendment of the Zoning Resolution, Section 74-91 to allow the modification of provisions of Section 37-04 to apply in C5-4, is proposed under related concurrent application N 030376 ZRY.

*** Note: An amendment of the City Map involving the demapping of portions of Pearl Street and Adams Street, is proposed under related concurrent application C030269MMK.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling June 18, 2003 for a public hearing.

No. 8

CD 2

C 030378 ZSK

IN THE MATTER OF an application submitted by the Brooklyn Renaissance Hotel, LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-721(a) of the Zoning Resolution to modify the tower regulations of Section 101-133 to facilitate the construction of a 24-story enlargement to an existing hotel use on property located at 345 Adams Street** (Block 140, Lots 10, 123, 1001-1002, 1101-1105, and the demapped portions of Pearl Street*** and Adams Street***), in a C5-4 District, within the Special Downtown Brooklyn District.

*** Note: An amendment of the City Map involving the demapping of portions of Pearl Street and Adams Street, is proposed under related concurrent application C 030269 MMK.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling June 18, 2003 for a public hearing.

No. 9

CD 2

C 030379 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **disposition of city-owned property located at 345 Adams Street** (Block 140, part of Lot

123) and **the disposition of city-owned development rights** (Block 140, lots 10, 123, 1001, 1002, 1101 - 1105) pursuant to zoning.

Resolution for adoption scheduling June 18, 2003 for a public hearing.

No. 10

CD 2

C 030380 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **disposition of one (1) city-owned property located at 350 Jay Street** (Block 140, Lots 1101 - 1105) pursuant to zoning.

Resolution for adoption scheduling June 18, 2003 for a public hearing.

No. 11

CD 2

C 030381 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **disposition of the ground and second floors of 345 Adams Street** (Block 140, part of Lot 123) pursuant to zoning.

Resolution for adoption scheduling June 18, 2003 for a public hearing.

BOROUGH OF MANHATTAN

No. 12

CD 9

C 030316 HAM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 459 W. 140th Street (Block 2057, Lot 36), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate rehabilitation of an existing building for use as a community facility.

Resolution for adoption scheduling June 18, 2003 for a public hearing.

No. 13

CD 5

C 030392 PPM

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **disposition of one (1) city-owned property located at 2 Columbus Circle** (Block 1030, Lot 1) pursuant to zoning.

Resolution for adoption scheduling June 18, 2003 for a public hearing.

No. 14

CD 5

C 030353 ZSM

IN THE MATTER OF an application submitted by Stahl 401 Fifth Avenue, LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution **to modify the use regulations of Section 81-82(c) to allow a bank use on the ground floor to occupy:**

1. **a maximum of 70% of the linear street frontage of the zoning lot on or within 50 feet of Fifth Avenue; and**
2. **a maximum of 57% of the total lot area of the zoning lot within 50 feet of Fifth Avenue**

in an existing commercial building at 401 Fifth Avenue (Block 866, Lot 76), in a C5-3 District, within the Special Midtown District (Fifth Avenue Subdistrict).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling June 18, 2003 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 15

CD 3

C 030213 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Procida Realty & Construction Group pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 6c**, changing from an M1-1 District to a C4-4 District property bounded by East 164th Street, Washington Avenue, East 163rd Street, and Brook Avenue, as shown on a diagram (for illustrative purposes only) dated February 18, 2003 and subject to the conditions of CEQR Declaration E-115.

(On May 21, 2003, Cal. No. 1, the Commission scheduled June 4, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 16

CD 12

C 030067 ZSK

IN THE MATTER OF an application submitted by 37th Street Realty and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-681(a)(2) of the Zoning Resolution **to allow a portion of a railroad or transit right-of-way which has been permanently discontinued or terminated to be included in the lot area of a zoning lot located at 1430 37th Street** (Block 5348, Lot 67 and p/o Lot 9) to facilitate the enlargement of an existing bakery use to include a 30-space accessory parking lot and a 1-story accessory storage building, in an M2-1 District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On April 23, 2003, Cal. No. 2, the Commission scheduled May 7, 2003 for a public hearing. On May 7, 2003, Cal. No. 8, the hearing was closed.)

For consideration.

No. 17

CD 14

C 020442 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of two (2) city-owned properties** pursuant to zoning.

<u>Block</u>	<u>Lot</u>	<u>Location</u>
5289	p/o 9	37 Street
5348	9	37 Street

(On April 23, 2003, Cal. No. 3, the Commission scheduled May 7, 2003 for a public hearing. On May 7, 2003, Cal. No. 9, the hearing was closed.)

For consideration.

No. 18

CD 16

C 030295 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 744, 746, 750, 752 & 756 Rockaway Avenue, part of Site 22 within the Marcus Garvey Urban Renewal Area (Block 3589, lots 43-47), as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate construction of a five story building, tentatively known as Dona Rosita II, with approximately 61 units of housing for low income, formally homeless persons with AIDS, to be developed under the HPD's Supportive Housing program.

(On April 23, 2003, Cal. No. 4, the Commission scheduled May 7, 2003 for a public hearing. On May 7, 2003, Cal. No. 10, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 19

CD 1

C 030026 ZSM

IN THE MATTER OF an application submitted by 16 Desbrosses LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 111-50 of the Zoning Resolution **to modify the use regulations of:**

- 1. Section 111-101 to allow loft dwellings below the floor level of the third story; and**
- 2. Section 111-103(b) to allow loft dwellings on the second through sixth floors;**

of an existing 6-story building with a lot coverage greater than 5000 square feet located at 16 Desbrosses Street a.k.a. 121 Watts Street (Block 225, Lot 5), in an M1-5 District, within the Special Tribeca Mixed Use District (Area B2).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On April 23, 2003, Cal. No. 5, the Commission scheduled May 7, 2003 for a public hearing. On May 7, 2003, Cal. No. 11, the hearing was closed.)

For consideration.

No. 20

CD 2

C 030255 ZSM

IN THE MATTER OF an application submitted by 433 Broadway, LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-781 of the Zoning Resolution **to modify the use regulations of Section 42-14D(2) to allow Use Group 6 uses on the ground floor and the cellar floor of a proposed 6-story commercial building located at 433 Broadway** (Block 231, Lot 14), in an M1-5B District, within the SoHO Cast Iron Historic District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On April 23, 2003, Cal. No. 8, the Commission scheduled May 7, 2003 for a public hearing. On May 7, 2003, Cal. No. 14, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 21

CD 12

C 020124 ZMQ

IN THE MATTER OF an application submitted by the Executive Motor Inn pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 18d**, establishing within an existing R3-2 District a C2-2 District bounded by Cranston Street, 138th Avenue, North Conduit Avenue, 136th Avenue, a line 235 feet southwesterly of Cranston Street, a line 100 feet southeasterly of 136th Avenue, a line 50 feet southwesterly of Cranston Street, and 136th Avenue, as shown on a diagram (for illustrative purposes only) dated February 3, 2003.

(On April 23, 2003, Cal. No. 10, the Commission scheduled May 7, 2003 for a public hearing. On May 7, 2003, Cal. No. 16, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 22

CD 1

N 030458 PXR

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located **at 215 Bay Street** (Block 497, Lot 1) (Human Resources Administration's Medical Assistance Program).

(On May 8, 2003, the Commission duly advertised May 21, 2003 for a public hearing. On May 21, 2003, Cal. No. 8, the hearing was closed.)

For consideration.

No. 23

CD 2

N 030249 ZAR

IN THE MATTER OF an application submitted by Richard Bonanno for the grant of authorizations pursuant to Sections 105-421, 105-423, and 105-424 of the Zoning Resolution to modify topography, alter botanical environment or remove trees, and alter other natural features, respectively, **to allow construction of three single-family homes with recreation areas on one zoning lot at 270 Benedict Road (Block 872, Lot 123) in an R1-1 district within the Special Natural Area District (NA-1).**

Plans for the proposal are on file with the City Planning Commission and may be seen at 130 Stuyvesant Place, 6th Floor, Staten Island, New York 10301.

For consideration.

No. 24

CD 1

N 030203 ZAR

IN THE MATTER OF an application submitted by E.T. Vista Corporation **for the grant of authorizations** pursuant to Section 119-311 and 119-314 of the Zoning Resolution involving development and site alteration on a zoning lot having a slope of 25% or more and modification of lot coverage controls **to allow the construction of a single family house on one zoning lot on a property located at 159 Hillside Avenue (Block 618, Lot 83) in an R2 district within the Special Hillside Preservation District.**

Plans for the proposal are on file with the City Planning Commission and may be seen at 130 Stuyvesant Place, 6th Floor, Staten Island, New York 10301.

For consideration.

No. 25

CD 1

N 030204 ZAR

IN THE MATTER OF an application submitted by Elizabeth Steigert **for the grant of authorizations** pursuant to Section 119-311 and 119-314 of the Zoning Resolution involving development and site alteration on a zoning lot having a slope of 25% or more and modification of lot coverage controls **to allow the construction of a single family house on one zoning lot on a property located at 40 Cedarcliff Road (Block 618, Lot 361) in an R2 district within the Special Hillside Preservation District.**

Plans for the proposal are on file with the City Planning Commission and may be seen at 130 Stuyvesant Place, 6th Floor, Staten Island, New York 10301.

For consideration.



No. 26

CD 1

N 030296 ZAR

IN THE MATTER OF an application submitted by Thomas Avitabile **for the grant of authorizations** pursuant to Section 119-311 and 119-314 of the Zoning Resolution involving development and site alteration on a zoning lot having a slope of 25% or more and modification of lot coverage controls **to allow the construction of a single family house on one zoning lot on a property located at 157 Hillside Avenue (Block 618, Lot 85) in an R2 district within the Special Hillside Preservation District.**

Plans for the proposal are on file with the City Planning Commission and may be seen at 130 Stuyvesant Place, 6th Floor, Staten Island, New York 10301.

For consideration.

